

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE  
HELD ON TUESDAY 3 MAY 2011 AT 8PM  
IN THE COMMUNITY OFFICE

**Present:** David Tindale – Chairman  
Rhian Woods – Vice-Chairman  
Charles Rowton-Lee  
Ian Hill  
Barry Adby  
Neil Boddington  
Nick Greaves

**Officer:** Kristina Tynan

**Members of the Public:** 1

1. Apologies for Absence  
Di Tolan, Robert Barber, Roger Beattie, Ted Backhouse
2. Minutes of the Meeting held on 5/04/2011 were accepted by Council on the 12/04/2011  
**Resolved:** That these minutes are a correct record of this meeting and that they be signed by the Chairman.
3. Chairman's Remarks  
David Tindale welcomed everyone to the last planning meeting of this Council. He did ask that copies of the green planning policies booklet were returned by those not needing them.
4. Declarations of Interest  
**P11/E0544/LB 27 Church Street, Watlington** – David Tindale declared a prejudicial interest in this application as the applicant's mother is a personal friend of his. He signed the 'Declaration of Interest' book and did not vote on this application.
5. Matters Arising  
There were none.
6. To consider the following applications:-  
P11/E0562 Watlington Methodist Church, Shirburn Street, Watlington  
Installation of glass doors to existing entrance and porch. Removal of timber screen.  
**NO OBJECTION - UNANIMOUS**  
  
P11/E564/LB Watlington Methodist Church, Shirburn Street, Watlington  
Installation of glass doors to existing entrance and porch. Removal of timber screen.  
**NO OBJECTION - UNANIMOUS**

P11/E0544/LB 27 Church Street, Watlington  
Internal and external alterations to include insertion of 2 windows to the rear elevation.  
**NO OBJECTION - UNANIMOUS**

P11/E0645 Unit E1, Watlington Industrial Estate, Cuxham Road, Watlington  
Change of use from Sui Generis MOT and tyre change to B1 (Light Industrial) and B8 (Storage and distribution)  
**NO OBJECTION - UNANIMOUS**

P11/E0258 13 Gorwell, Watlington  
Loft conversion with front and rear dormers with new French windows to ground floor rear.  
The Decision on this application was made prior to the meeting due to SODC deadlines.

**Vote: 2 in favour, 7 objections, 1 abstention**

**OBJECTION**

**The rear-facing dormer windows which are close to the rear boundary (in the region of 5.5m from the rear boundary) will constitute an unacceptable loss of privacy to the private amenity space of No. 11 Gorwell which garden runs directly behind No. 13 Gorwell. We note the windows are out of proportion with the relatively small roof upon which it is located.**

7. To consider the following amendments:-

P11/E0368/LB the Old Stables, Greenfield, Christmas Common  
Amendment No 1 20 April 2011: Proposed extensions to provide a porch and entrance hall and replacement of lean to with new extension. Internal alterations. As clarified by email and drawings received from the Agent dated 19 April 2011.

**OBJECTION – UNANIMOUS**

**We endorse the concerns of the Planning Officer, Mr Lucas (in his email 7/4/11 to Mr Warner) and our previous comments that the extension would upset the symmetry of the building. Plans show formalised fenestration which is too radical a change to an existing listed building. Insufficient justification to change a listed building has not been addressed.**

P11/E0370 The Old Stables, Greenfield, Christmas Common  
Proposed extension to provide a porch and entrance hall and replacement of lean to with new extension. Internal alterations. As clarified by email and drawings received from the Agent dated 19 April 2011.

**OBJECTION – UNANIMOUS**

**We endorse the concerns of the Planning Officer, Mr Lucas (in his email 7/4/11 to Mr Warner) and our previous comments that the extension would upset the symmetry of the building. Plans show formalised fenestration which is too radical a change to an existing listed building. Insufficient justification to change a listed building has not been addressed.**

P11/E0425 15 Chiltern Gardens, Watlington  
Amendment No 1 – dated 19 April 2011 : Demolish single storey rear structure. Two storey rear/side extension (As amended by Drawing Nos. 10108-003 Revision R and 10108-004 Revision E accompanying agent's email dated 18 April 2011)

**Vote: 5 in favour, 2 abstentions**

**NO OBJECTION**

P11/E0258 13 Gorwell, Watlington  
Amendment No 1 – dated 18 April 2011: Loft conversion with front and rear dormers with new French

windows to ground floor rear (As amended by P436-PL202A, 203B, 206A & 207A accompanying email from Agent dated 15 April 2011)

**OBJECTION - UNANIMOUS**

**The front dormers are now aesthetically more appropriate. However, the rear dormers would give rise to unacceptable overlooking and lack of privacy of the neighbour’s private amenity space.**

P11/E0006/RET Ploughmans, Howe Hill, Watlington

Amendment No 2 dated 26 April 2011 : Retrospective application for new access and drive to serve agricultural land and private dwelling, including the closure of the existing access with 1.8m high closeboard fence and continuation of hedge and fence line in front to match existing. (As amended by email dated 26 April 2011).

**OBJECTION - UNANIMOUS**

**The tall close-boarded fencing which has been used is entirely suburban in effect. To the left of the blocked entrance is the original attractive paling fence with appropriate thick hedging behind. The new fencing is incongruous and detrimental to the rural character of this hamlet within the Chilterns AONB.**

**Resolved: That we ask our District Councillor to take this to SODC Planning Committee if the Officer recommendation is to approve.**

8. Decisions

<u>Application</u>	<u>SODC Decision</u>	<u>Watlington PC Recommendation</u>
P11/E0204 5-7 Prospect Place	Planning Permission is GRANTED	<i>No objection</i>
P11/E0210 8 The Meadows	Planning Permission is GRANTED	<i>No objection</i>
R3.0027/11 Watlington Primary School	Planning Permission for Alterations to existing Car Park is GRANTED	<i>No objection</i>
P11/E0238 16 Orchard Walk	Planning Permission is GRANTED	<i>No objection</i>
P11/E0211 9 Allnut Close	Planning Permission is GRANTED	<i>No objection</i>
P11/E0106 Boundary Cottage North End	Planning Permission is REFUSED	<i>Objection</i>

All decisions were noted.

9. Correspondence

1. SODC Application P11/E0294 withdrawn by applicant -**Noted**
2. The Chilterns Conservation Board enclosing free copy of Design Guide and the Making of the Chilterns Landscape- **Noted**
3. SODC re 6 Ingham Lane (for Information only) amended plans- **Noted.**
4. Planning Committee Agendas (54 Love Lane)- **Noted.**
5. OCC email re Parking Policy for New Developments- **NB to draft response to this.**
6. SODC Alleged Breach: Erection of wall in excess of 1m at Marigold Cottage, Howe Hill – **A SODC officer will be investigating**

10. Any Other Business

David Tindale thanked all members of the Planning Committee for all their hard work over this Council’s term.

**THERE BEING NO OTHER BUSINESS THE MEETING CLOSED AT 9.25pm**